

Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT: C.U.P. 21-05 Lake Fork Industrial Center – Extension Request
MEETING DATE: April 9, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** Draper Development LLC, c/o Cody Draper
8068 W Woodlark ST, Boise ID 83709
LOCATION: 5 Pleasant Acres Drive
Krueger's Folly Subdivision Lots 7A & 7B in the
SW ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho
SIZE: 2.5 acres
REQUEST: Extension of Approval of Mixed-Use Buildings

Draper Development LLC is requesting an extension of a conditional use permit for two mixed-use buildings and a storage building. Approved commercial uses include office, retail, and light industrial.

The 2.5-acre site, addressed at 5 Pleasant Acres Drive, would be accessed from Pleasant Acres Drive using a shared driveway.

Original approval was for two 80-ft by 100-ft commercial buildings. The buildings would include shop space, bathrooms, kitchenettes, and two apartments. There would also be a storage building with no plumbing. The application includes information on building materials and design.

A well and a septic system were proposed. Water retention and snow storage ponds are to be located between the buildings and Highway 55. Landscaping was required.

The 2.5-acre site would be accessed from Pleasant Acres Drive using a shared driveway.

FINDINGS:

1. Approval of C.U.P. 21-05 was effective April 20, 2021. Recorded conditional use permit is attached.
2. An extension request was submitted on February 23, 2026.
3. Legal notice was posted in the *Star News* on March 19, 2026, and March 26, 2026. Potentially affected agencies were notified on March 10, 2026. Neighbors within 300 feet of the property line were notified by fact sheet sent March 10, 2026. The site was posted on

March 19, 2026. The notice and application were posted online at www.co.valley.id.us on March 10, 2026.

4. Agency comment received regarding extension:

Kendra Conder, Idaho Transportation Department, stated:

- The applicant must apply for a permit if the storage ponds and landscaping are within ITD's right-of-way, and
- If the extension expires, any new site applications may be subject to additional comments from ITD. (April 1, 2026)

Brent Copes, Central District Health, has no objection to the extension. (March 27, 2026)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (March 16, 2026)

Paul Ashton, Parametrix and Valley County Engineer, stated the original C.U.P. conditions and review apply. (March 31, 2026)

5. Public comment received: *none*

STAFF COMMENTS / QUESTIONS:

1. The applicant has not initiated any progress at this time; no Conditions of Approval have been completed.
2. Since approval, changes have occurred in the conditional use permit process such as more robust discussions with the Valley County Road Director and changes in design/character of buildings along the Highway 55 Scenic Byway.
3. If an extension is approved, a condition of approval for a development agreement should be added. This would likely include a proportional share of improvements to Pleasant Acres Drive.
4. Updated letters of approval from the following are required prior to any site grading or construction:
 - McCall Fire Department
 - Lake Irrigation District
 - Valley County Road Department
 - Valley County Engineer
5. Condition of Approval #18 requires a landscaping plan be submitted to PZ Staff prior to any construction.

ATTACHMENTS:

- Conditional Use Permit 21-05, Instrument #439477
- Location Map
- Aerial Map
- Google Maps - Aerial View

- Google Maps -Street View
- Photos taken March 19, 2026
- Assessor Plat – T.17N R.3E Section 3
- Assessor's Plat – Krueger's Folly Subdivision
- Site Plan Received March 23, 2021
- Relevant PZ Commission Meeting Minutes – April 8, 2021
- Responses
- Extension Request

END OF STAFF REPORT



Planning and Zoning Commission
VALLEY COUNTY
IDAHO

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

Phone: 208.382.7115

FAX: 208.382.7119

Instrument # 439477

VALLEY COUNTY, CASCADE, IDAHO
4-21-2021 10:12:26 AM No. of Pages: 3
Recorded for : PLANNING AND ZONING
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy AK
Index to: COUNTY MISC

**CONDITIONAL USE PERMIT
NO. 21-05
Lake Fork Industrial Center**

Issued to: Unique Holdings LLC
P.O. Box 463
McCall ID 83638

Property Location: The site is 2.5 acres in Krueger's Folly Subdivision Lots 7A and 7B, SW ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of April 8, 2021. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 21-05 with Conditions for establishing commercial and light industrial buildings as described in the application, staff report, and minutes.

The effective date of this permit is April 20, 2021.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities approved in the application shall require an additional Conditional Use Permit.
3. The use shall be established within five years of the date of approval, or this permit shall be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from

Conditional Use Permit

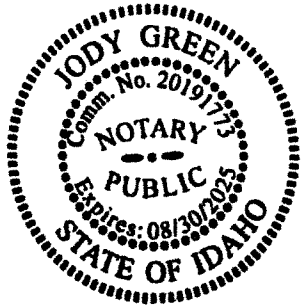
Page 1

Date April 20, 2021

Approved by Cynda Herrick

On this 20 day of April, 2021, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



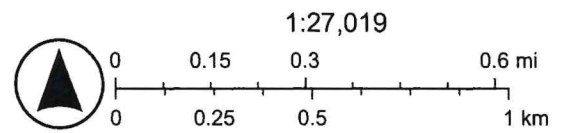
Jody Green
Notary Public
Residing at: Valley County
Commission Expires: 8/30/25

C.U.P. 21-05 Location Map



3/2/2026, 9:23:19 AM

- | | | | |
|-------|----------------------|--|-------------|
| | Airstrips | | COLLECTOR |
| | Municipal Boundaries | | URBAN/RURAL |
| | Parcel Boundaries | | USFS |
| Roads | | | PRIVATE |
| | MAJOR | | OTHER |
| | MINOR COLLECTOR | | Other |

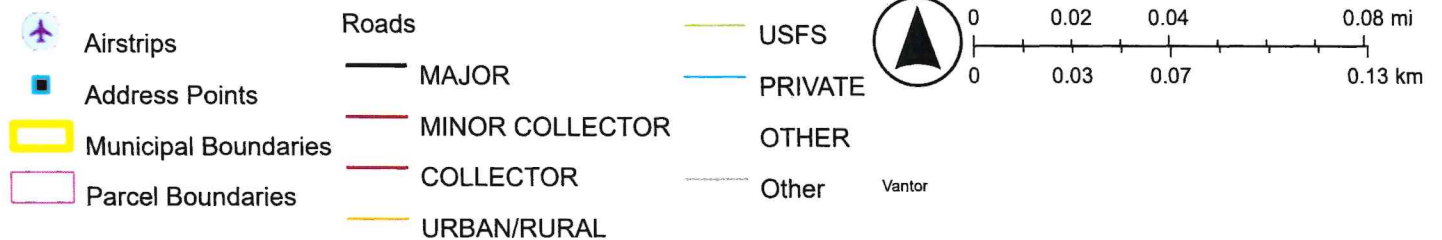


Vantor

C.U.P. 21-05 Aerial Map



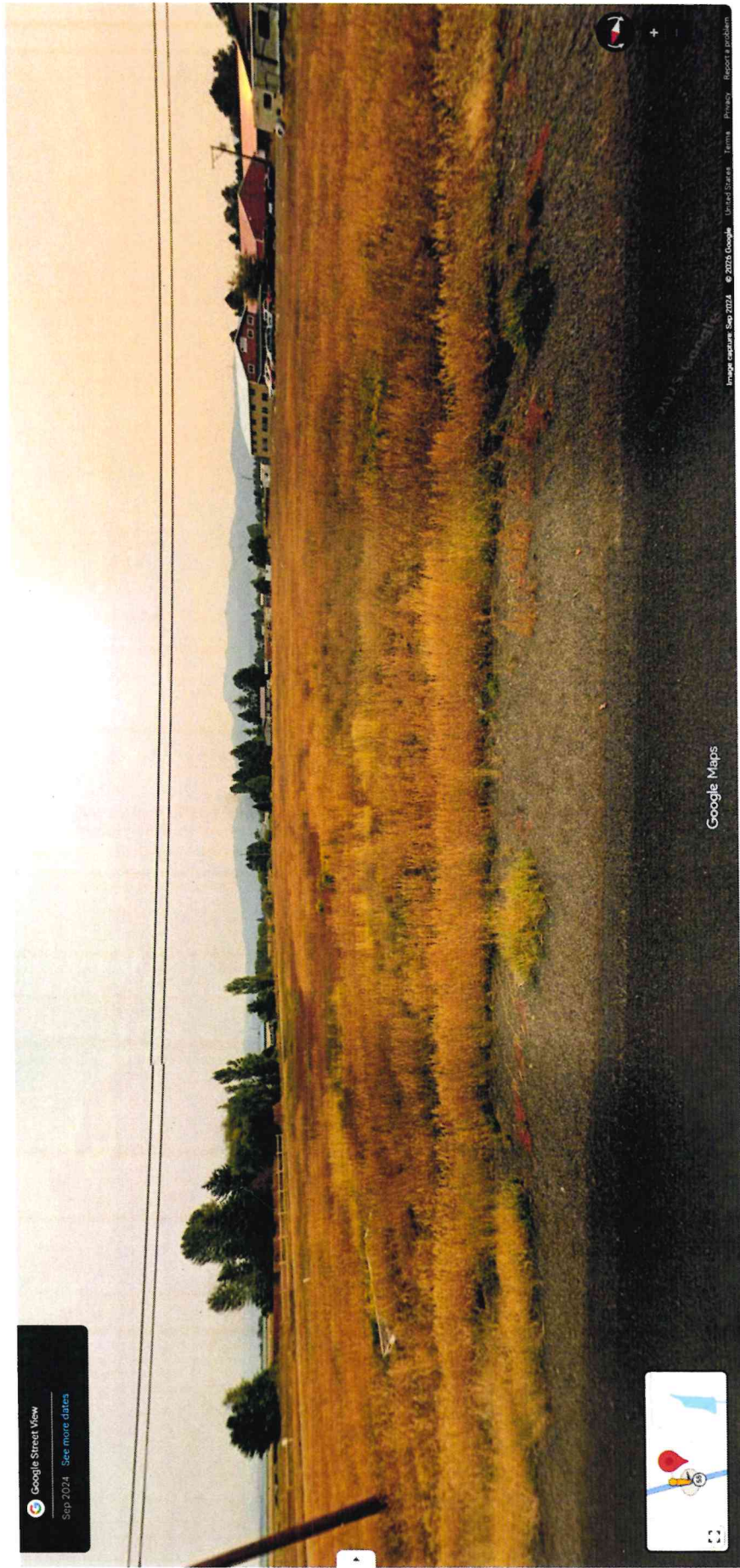
3/2/2026, 9:16:16 AM

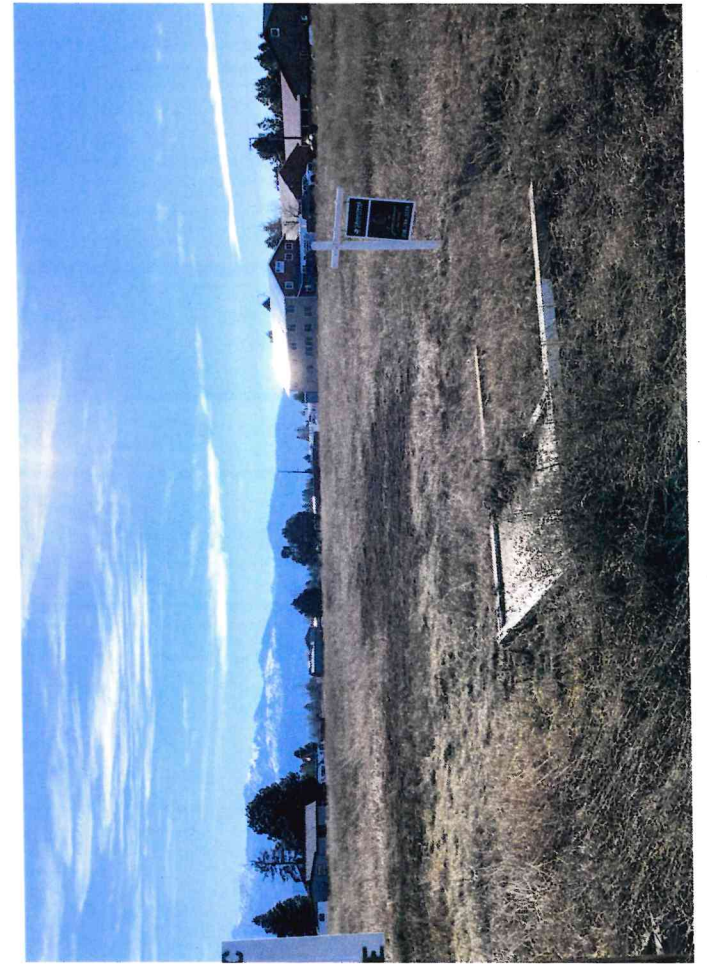
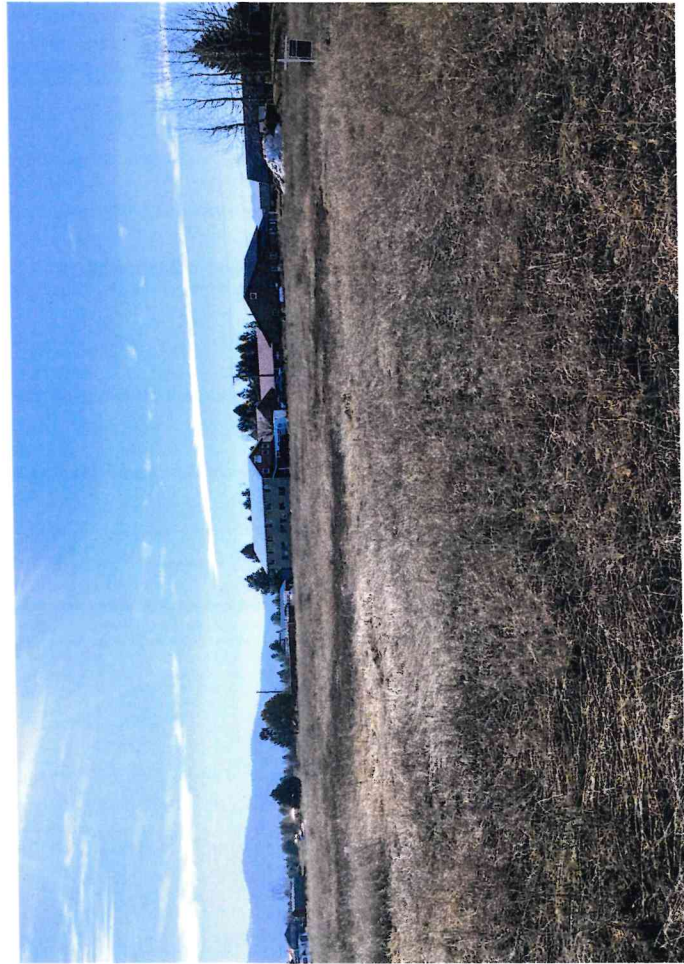
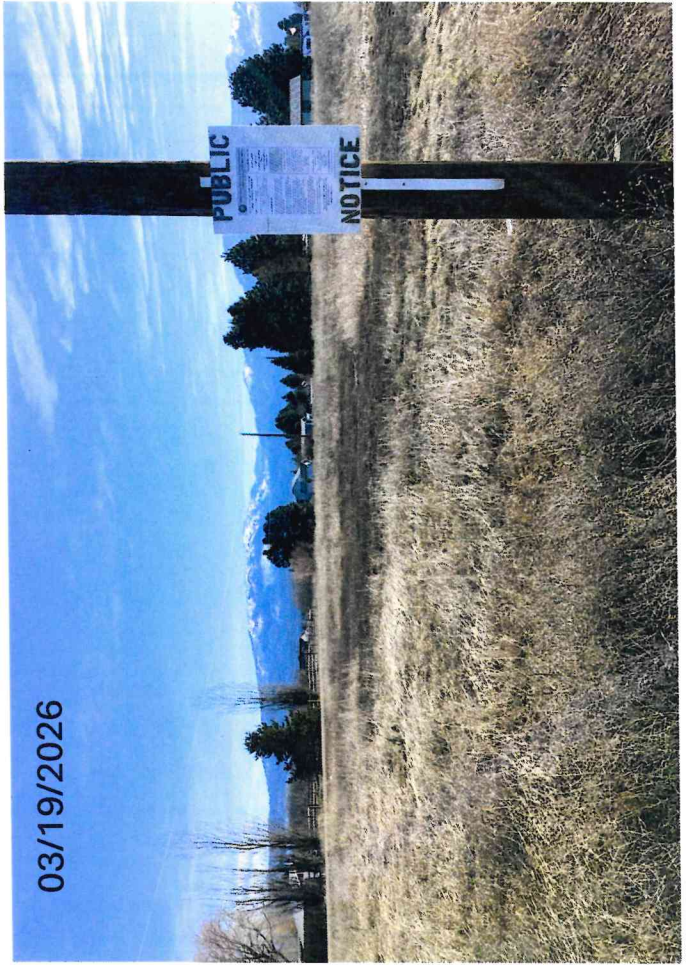


Google Maps – Aerial View



Looking Northerly from Highway 55
(Source Google Maps – Street View, September 2024)



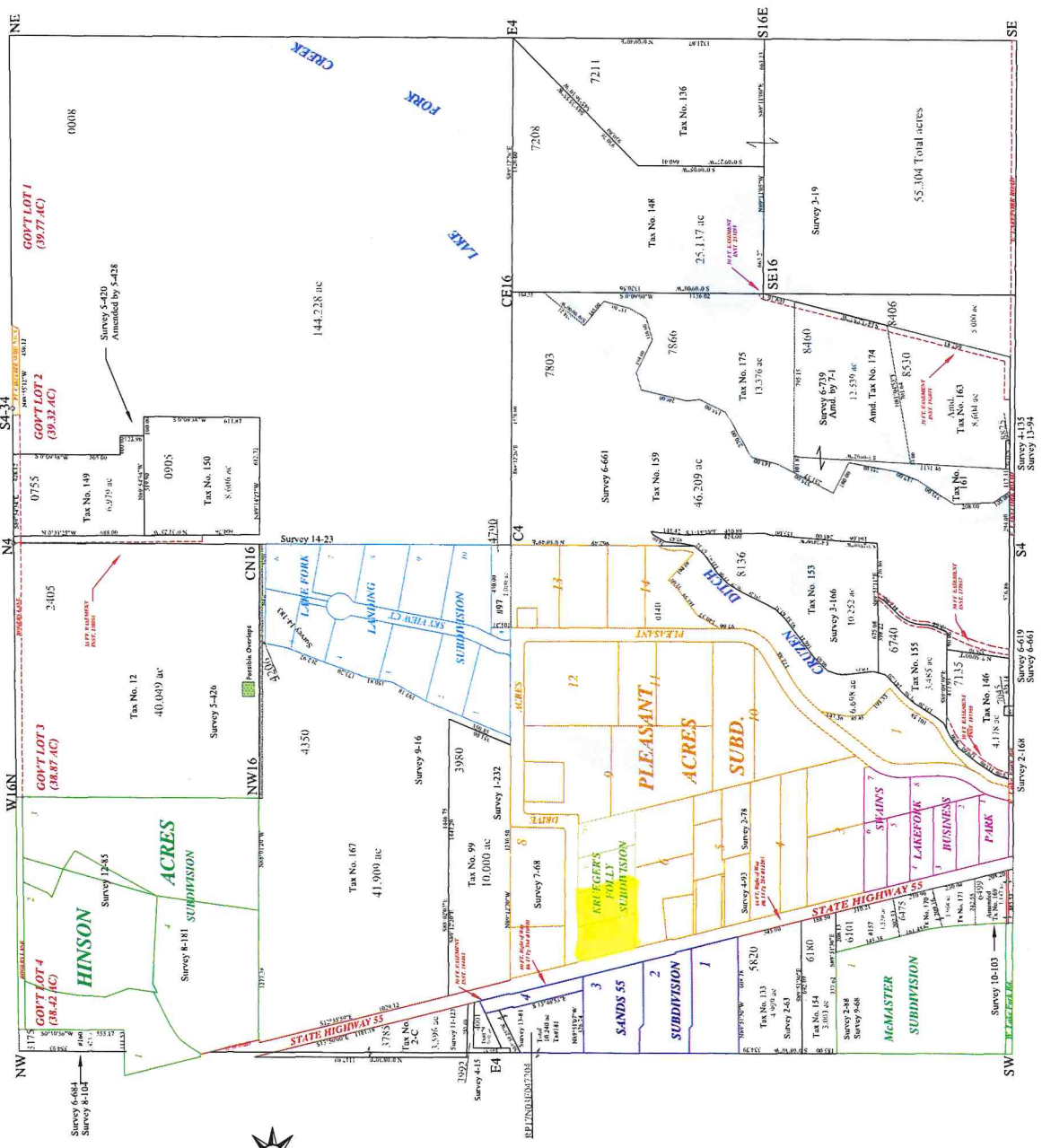


PLAT TITLE

T W P . 1 7 N R O 3 E S E C . 0 3

VALLEY COUNTY
 Cartography Dept.
 Assessor's Office
 Cascade, ID 83611

Filename: Valley County Base Map
 Scale: 1" = 400'±
 Date: 12/2/2024
 Drawn by: L. Frederick



RP 00125

PLS 89-23 sub. NO. 83205 1-25-74
Road shown is in Pleasant Area Subd. occupied
by County 4-23-73 Commissioner's Minutes BK 5 P. 175
Trib. Records 1988 p. 1072 10-2-75

KRUEGER'S FOLLY SUBDIVISION

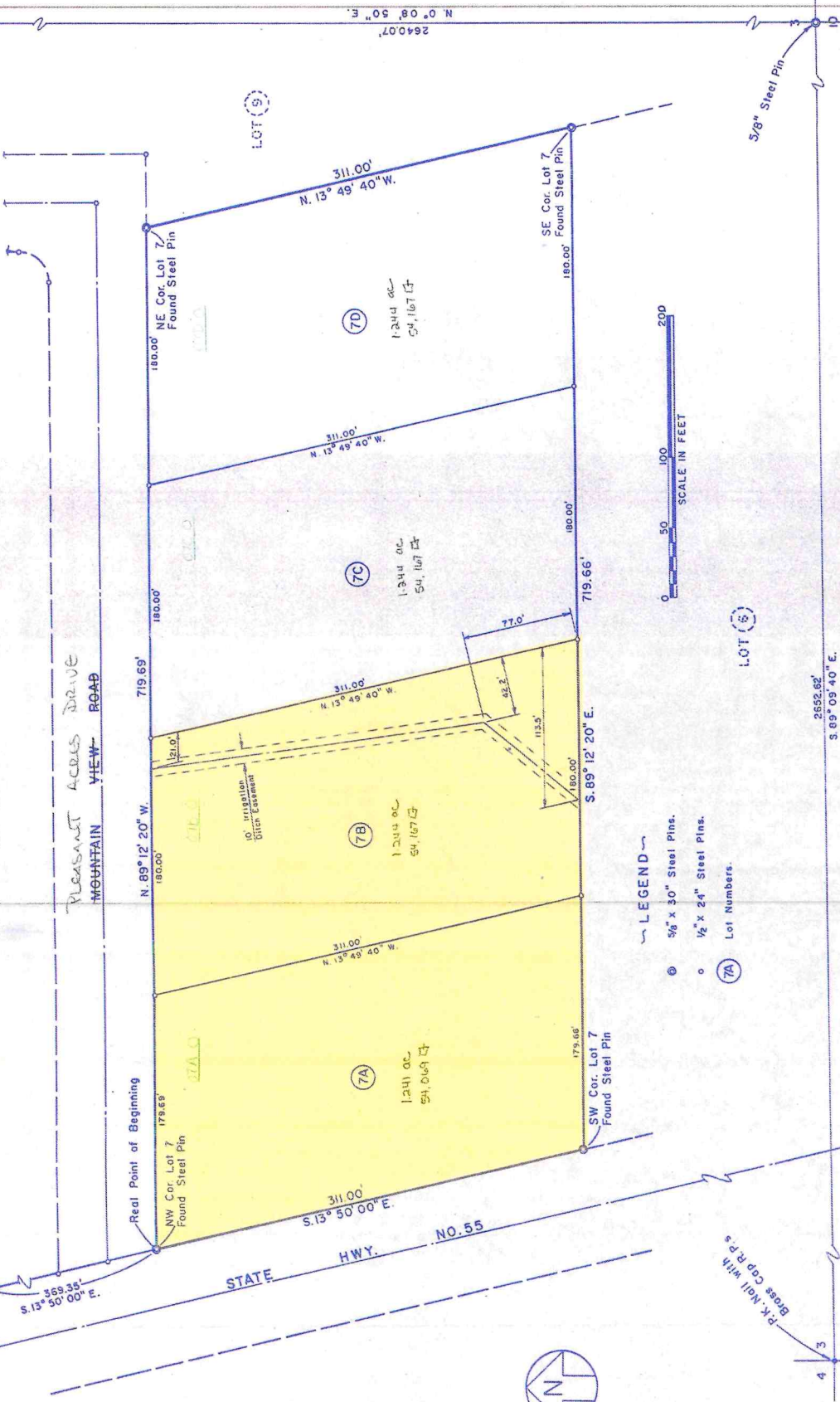
A RESUBDIVISION OF LOT 7 PLEASANT ACRES SUBDIVISION
BEING A PORTION OF THE SW 1/4 SECTION 3, T.17N., R.3E., B.M.

VALLEY COUNTY, IDAHO
SMITH & MONROE ENGINEERS, INC.
602 MAIN BOISE, IDAHO

C. 1/4 Cor. Sec. 3
Brass Cap.

2266.73'
N. 89° 12' 20" W.

2640.07'
N. 0° 08' 50" E.



LEGEND

- ⊙ 5/8" x 30" Steel Pins.
- 1/2" x 24" Steel Pins.
- ⑦ Lot Numbers.

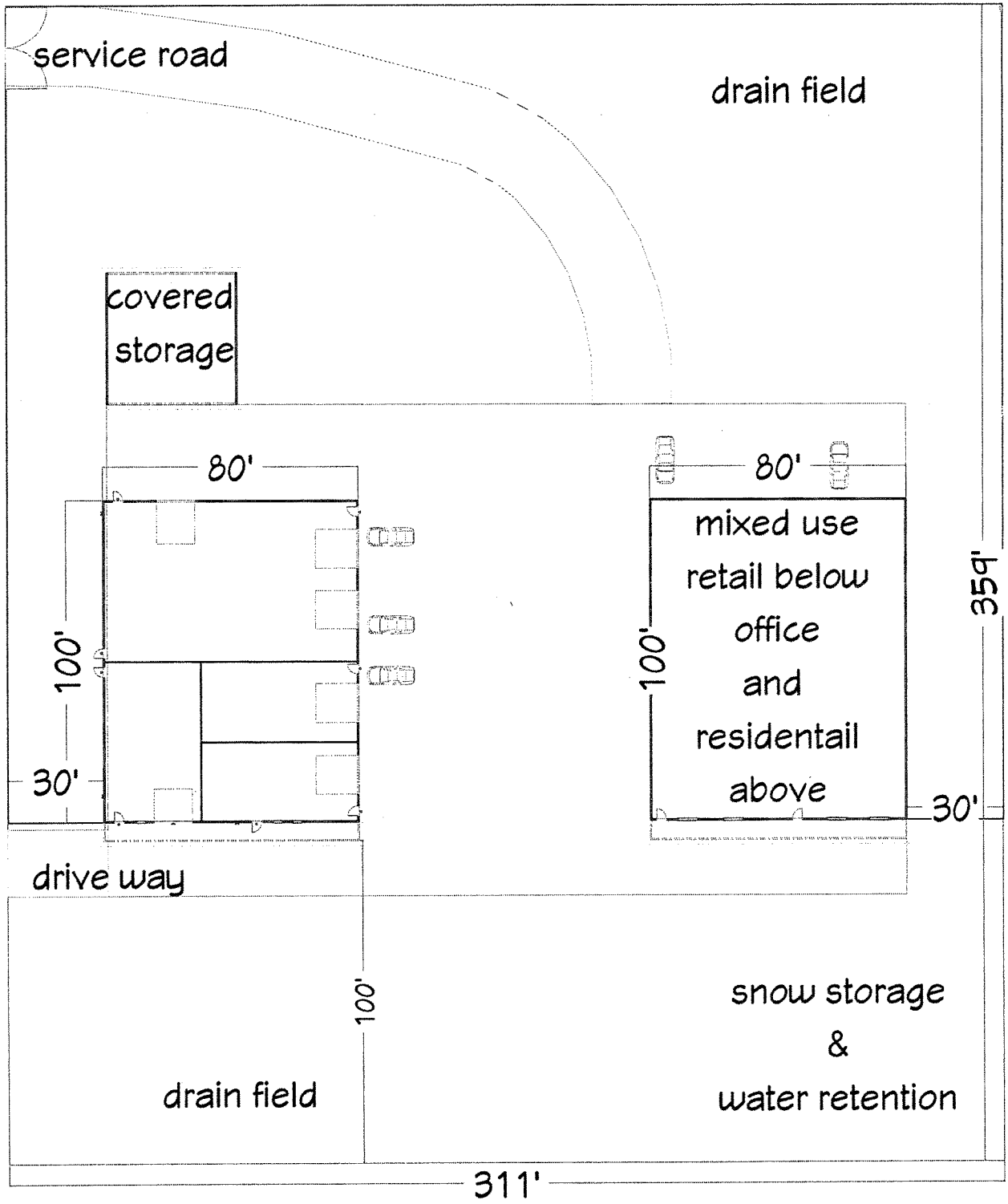
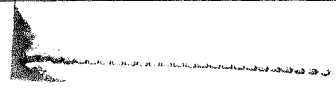


Brass Cap R.P.'s

RECEIVED

MAR 23 2021

plot plan



state hwy. 55

Valley County Planning & Zoning Commission

PO Box 1350
219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us
Website: www.co.valley.id.us

Johanna Defoort, Chairman
Scott Freeman, Vice-Chair

Brian Benton, Commissioner
Ray Cooper, Commissioner
Neal Thompson, Commissioner

MINUTES

Valley County Planning and Zoning Commission

April 8, 2021

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

Chairman Defoort explained tonight's public hearing procedures which are based on the Governor's current requirements for Covid-19. The public can livestream the meeting and may testify either in person or telephonically.

A. OPEN: Meeting called to order at 6:00 p.m. Quorum exists.

P&Z Administrator – Cynda Herrick:	Present
P&Z Commissioner – Brian Benton:	Present
P&Z Commissioner – Ray Cooper:	Present
P&Z Commissioner – Johanna Defoort:	Present
P&Z Commissioner – Scott Freeman:	Present
P&Z Commissioner – Neal Thompson:	Present
P&Z Technician – Lori Hunter:	Present

B. MINUTES: Commissioner Cooper moved to approve the minutes of March 11, 2021. Commissioner Benton seconded the motion. Motion carried unanimously.

- 1. VAC 21-01 Vacation of Utility and Drainage Easements:** Steve and Merrie Chapman are requesting a vacation of 10-foot-wide utility and drainage easements that are centered on the lot lines between Lot 244 and 245 of Gold Dust Ranch No. 2. The site is addressed at 57 and 59 E Prospector Drive and is in the SW ¼ Section 10, T.13N, R.4E, Boise Meridian, Valley County, Idaho. Action Item

Chairman Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Staff presented the staff report.

Chairman Defoort asked for undecided. There were none.
Chairman Defoort asked for opponents. There were none.
Chairman Defoort closed the public hearing.

The Commission deliberated. Another two-year extension will allow them to continue to move forward. Staff does not have any issue with another extension approval. The developer is in compliance with the current subdivision codes. No opposition has been received.

Commissioner Benton moved to approve the two-year extension request for C.U.P. 09-01 Blackhawk Lake Estates Phases III & IV with the stated conditions. Commissioner Freeman seconded the motion. Motion carried unanimously.

Chairman Defoort explained the ten-day appeal period to the Valley County Board of Commissioners.

6:25 p.m.

3. **C.U.P. 21-05 Lake Fork Industrial Center:** Unique Holdings LLC is requesting a conditional use permit for two 80-ft by 100-ft commercial buildings and a storage building. The buildings would include shop space, bathrooms, kitchenettes, and two rental apartments. The approved commercial use would include office, retail, and light industrial. The 2.5-acre site would be accessed from Pleasant Acres Drive using a shared driveway. The site is Lots 7A & 7B of Krueger's Folly Subdivision in the SW ¼ Section 3, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Staff presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Driveway Approach Permit Application Submitted to Road Department in 2016
- **Exhibit 2** – Lake Irrigation District letter (April 1, 2021)
- **Exhibit 3** – McCall Fire & EMS requirements (April 2, 2021)

Chairman Defoort asked for the applicant's presentation.

Matthew Nethaway, 14199 Franklin Road, McCall, said their business has grown and more space is needed. They plan to initially occupy half of one building with their business and rent out the rest to other commercial businesses. The building will be built with the ability to partition the building for renters to use with separate utilities. Their business includes machining metal and aluminum projects. Storage of hazardous materials will occur in small quantities but nothing in 5-gallon drums; chemicals will be locked in fire-safe cabinets.

The most current plot plan has an entrance from Pleasant Acres Drive; the other plot plat is from the previous C.U.P. 15-17 approval. There will be no parking in the 100-foot setback from Highway 55. The landscaping plan is same as approved with C.U.P. 15-17 at the same site.

The Commissioners, Staff, and applicant discussed landscaping requirements for both Highway 55 and Pleasant Acres Drive. The requirement is one tree per 25-feet, planted in clusters and irrigated.

In regard to parking, 8-10 employees are expected. Office space is included in the buildings; potential renters may need some office space for clients. Two apartments are proposed for the second floor of the south building. The lower level may be their business or for rental to other uses. The business types are not currently specified but the same type of business are proposed as in C.U.P. 15-17. They would like some flexibility in the number and type of businesses that would occupy the buildings. They want similar businesses to their business, including light industrial or storage of materials. Four businesses in a building would likely be maximum.

Administrator Herrick referred to the types of uses that are allowed and prohibited; these are listed in the application.

There would be no outside storage or disposal of chemicals on the property.

Commissioner Benton would like applicant to reach out to the residence across Pleasant Acres Drive regarding the landscaping. Commissioner Cooper would like clarification regarding Lake Irrigation District's letter. The applicant said they have been in contact with Lake Irrigation District. There is a buried water pipe as shown on plat and along the proposed service road; the road will not be built on the easement.

Administrator Herrick clarified that approval of this conditional use permit would null C.U.P. 15-17. However, the information the applicant included in the application from C.U.P. 15-17 would be valid.

James Corbett, 14155 Jefferson Road, McCall, is one of the applicants. He understands that a water storage tank will be needed on site to meet the needs of McCall Fire District,

Drainfield location was discussed. Drain fields can be within the setback from Highway 55 although the proposed site is in the southeast corner of the property.

Administrator Herrick read from Valley Code regarding landscaping requirements; this was also noted in the staff report. Landscaping is needed along both Highway 55, east property line, and Pleasant Acres Drive. Groves of trees can be planted.

Proposed fencing was described by Mr. Corbett. A gate will be placed at the service road entrance along Pleasant Acres Drive. Lighting will comply with Valley County Code.

The questions in the staff report were reviewed. Fourteen percent of the site will be devoted to buildings, 40% in landscaping, 23% in roadways/parking, and 2% for storage. Storage on the site will either be a permanent building or railroad car. Earth toned buildings as shown in drawings submitted. There will be parking sites between the buildings.

Chairman Defoort asked for proponents. There were none.
Chairman Defoort asked for undecided. There were none.
Chairman Defoort asked for opponents. There were none.

Chairman Defoort would like more information, such as landscaping plan and driveway approach, to be submitted for Staff's review and approval.

The applicant is agreeable to the hours of 7:00 a.m. to 10:00 p.m., 7 days per week.

Chairman Defoort closed the public hearing.

The Commission deliberated. This is a good opportunity for the company; they have a well-presented plan. It is an extension of the adjacent uses at Lake Fork. Small businesses opportunities are needed. They have addressed concerns. Lake Fork area is a central location of these types of businesses. Landscape plan and approach permit are needed. The apartments are needed.

COA: Landscaping plan approved by Staff prior to any construction.

COA: Hours of operation are 7:00 a.m. to 10:00 p.m., 7 days per week.

COA: A letter of approved access issued by Valley County Road Department is required.

Commissioner Benton moved to approve C.U.P. 21-05 Lake Fork Industrial Center with the stated conditions. Commissioner Cooper seconded the motion. Motion carried unanimously.

Chairman Defoort explained the ten-day appeal period to the Valley County Board of Commissioners.

7:10 p.m.

4. C.U.P. 21-06 Moon View Ranch Subdivision – Preliminary Plat: Mathew Falvey and Joanne Young are requesting a conditional use permit for a 13-lot single family subdivision on approximately 63 acres. Lots would be accessed from Moonridge Drive onto a private road. A shared driveway is proposed. Proposed lots sizes are 2.06 to 12.2 acres. Individual wells and septic systems are proposed. The site is parcel RP18N03E297805 in Section 29, T.18N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Defoort introduced the item and opened the public hearing. Chairman Defoort asked if there was any *ex parte* contact or conflict of interest. There was none.

Chairman Defoort asked for the Staff Report. Staff presented the staff report and summarized the following exhibits:

- **Exhibit 1** – Lake Irrigation District letter (April 1, 2021)
- **Exhibit 2** – McCall Fire & EMS' requirements (April 2, 2021)
- **Exhibit 3** – Valley County Pathway's responses (April 6, 2021 and April 1, 2021)
- **Exhibit 4** – Payette River Subdivision No. 2 Property Owner's Association (April 2, 2021)
- **Exhibit 5** – Sharon Hudson's opposition response (April 2, 2021)
- **Exhibit 6** – Mike DeBoer comments (April 5, 2021)
- **Exhibit 7** – Gary and Vickie Blaylock's comments (April 1, 2021)

CUP 21-05

From Kendra Conder <Kendra.Conder@itd.idaho.gov>

Date Wed 4/1/2026 12:18 PM

To Cynda Herrick <cherrick@valleycountyid.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Cynda,

I have a few comments for the Lake Fork Industrial CUP Extension-

- If the storage ponds and landscaping are within ITD's ROW, then the applicant will need to apply for an ITD permit.
- If the extension is not granted and/or expires, any new site applications may subject to additional comments from the Department.

Thanks!

Kendra Conder

District 3 | Development Services Coordinator

Idaho Transportation Department

Office: 208-334-8377

Cell: 208-972-3190



YOUR Safety ●●●▶ **YOUR Mobility** ●●●▶ **YOUR Economic Opportunity**



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # CUP 21-05 Lake Fork Industrial Center

Preliminary / Final / Short Plat _____ Extension

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water waste flow characteristics
 - bedrock from original grade other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage community sewage system community water well
 - interim sewage central water
 - individual sewage individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage community sewage system community water
 - sewage dry lines central water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment swimming pools or spas child care center
 - beverage establishment grocery store

14. CDH has no objection to the cup extension.

Reviewed By: Brett Cooper

Date: 3/27/26



March 16, 2026

Cynda Herrick, Planning & Zoning Director
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
cherrick@valleycountyid.gov

Subject: VC PZ Commission - April 9, 2026

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.

- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

5. **SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION**

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy G. Smith". The signature is stylized with a large, sweeping initial "T" and "S".

Troy Smith
Regional Administrator

Parametrix No. 314-4875-001

Kerstin Dettrich
Valley County Road and Bridge Director
520 South Front Street
P.O. Box 672
Cascade, ID 83611

Re: April 9, 2026, Planning and Zoning Commission Agenda Items

Dear Kerstin:

We have reviewed the items listed in the April 9, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

Old Business:

- 1. C.U.P. 25-032 McClellan/Smith Solar Panels**
Not reviewed (No information attached).
- 2. SUB 25-021 Hummingbird Haven Subdivision – Preliminary and Final Plat**
Not reviewed (No information attached).

New Business:

- 1. SUB 26-003 Green Acres Subdivision – Preliminary Plat**
Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements to Vickery Court and Green Acres Drive (both private roads) are required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

All proposed roadways within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction. The proposed 26-foot width for Green Acres Drive does not meet the 28-foot minimum required by the Valley County Road Standards; therefore, a variance will be required.

A traffic impact study is not required for this 4-lot subdivision; however, a development agreement identifying public road impacts may be required.
- 2. C.U.P. 26-003 Lamon Solar Panels**
The solar panels have already been installed so there are no new changes to site topography and no impacts to roads. Not reviewed.
- 3. C.U.P. 26-004 Maxton Short-Term Rental**
Not reviewed (Postponed to May 14, 2026)



- 4. **C.U.P. 21-07 Jug Mountain Ranch Storage Units - Extension Request**
Extension request. Original CUP conditions and review apply.
- 5. **SUB 26-004 Orange Sky Subdivision - Preliminary Plat**
Not reviewed (Postponed to May 14, 2026)
- 6. **SUB 26-005 Pine Creek Ranck South Subdivision - Preliminary Plat**
Not reviewed (Postponed to May 14, 2026)
- 7. **C.U.P. 21-05 Lake Fork Industrial Center - Extension Request**
Extension request. Original CUP conditions and review apply.
- 8. **C.U.P. 26-005 Amendment to C.U.P. 25-025 Intermountain Sports Rentals and Repair**
Placement of the containers does not require site grading and drainage plans. No further review required.

Final Plats:

- 1. **C.U.P. 24-13 Saddle Rock Subdivision Phase 4 - Final Plat**
Further review not required.
- 2. **C.U.P. 24-02 River Fork Ranch - Final Plat**
Further review not required.
- 3. **SUB 25-04 Herrick North - Final Plat**
Further review not required.

Please contact me if you have any questions.

Sincerely,

Parametrix



Paul Ashton, PE



February 23, 2026



Valley County Planning and Zoning,

I am writing you this email today to apply to extend the CUP that's currently in place located at 5 Pleasant Acres, McCall. We purchased the property with the original CUP in place and since then we have had a lot of outside interest in the property. We have decided to sell the property due to other commitments and currently there are potential buyers that would like to build out the existing CUP. We understand that the new owners would also be involved in the renewal process and hearing with timelines/projections to share at the renewal hearing. We have not initiated any progress due to other development commitments that have taken up our time.

Thanks for your time and consideration,

Cody Draper

A handwritten signature in cursive script that reads 'Cody Draper'.

Draper Development LLC